

45 COLBORNE RD - Unit 6
Boston, MA 02135
Condo

MLS #: 70519351	Status: Sold
List Price: \$239,900	Sale Price: \$234,900
List Date: 2/1/2007	Sale Date: 4/30/2007
Area: Brighton	Off Market Date: 3/16/2007
Days on Market (Total): 43	Days on Market (Office): 43

Property Features

Rooms: 3	Style: Garden, Low-Rise, Courtyard
Bedrooms: 1	Type: Condo
Full Bath: 1	Apprx Acres:
Half Bath: 0	Apprx Lot Size: sq.ft.
Master Bath: No	Apprx Living Area: 600 sq.ft. (\$391.50/sq.ft.)
Fireplaces: 0	Garage: 0 --
Year Built: 1963	Parking: 1 Off-Street, Deeded
No. Units: 112	Unit Level 3 Placement: Top/Penthouse
Association: Yes	Fee: \$310.66
Fee Includes: Heat, Hot Water, Water, Sewer, Master Insurance, Swimming Pool, Laundry Facilities, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal	



Room Descriptions

Room	Level	Size	Features
Living Room:	3		Hard Wood Floor
Kitchen:	3		Ceramic Tile Floor
Master Bedroom:	3		Hard Wood Floor
Bath 1:	3		Full Bath, Ceramic Tile Floor

Features & Other Information

Appliances: **Range, Dishwasher, Disposal, Refrigerator**
Basement: **No**
Construction: **Brick**
Cooling: **Wall AC**
Disclosures: **2007 TAX AFTER RESID'L EXEMPT...GROSS TAX=2151, RES EXEMPT=1525**
Exterior: **Brick**
Heating: **Central Heat, Hot Water Baseboard, Oil, Common, Unit Control**
Hot Water: **Oil**
Interior Features: **Cable Available, Intercom**
Lead Paint: **Unknown**
Pets Allowed: **Yes**
Sewer and Water: **City/Town Water, City/Town Sewer**
Waterfront: **No --**

Remarks

BEAUTIFULLY UPDATED AND SPACIOUS TOP FLOOR ONE-BEDROOM CONDO AT DESIRABLE COLBORNE COURT CONDO!! FULLY-APPLIANCED AND UPDATED EAT-IN-KITCHEN, SHINY HARDWOOD FLOORS, RECENTLY-UPDATED BATHROOM, GENEROUS CLOSETS, WALL A/C AND MUCH MORE...LOVELY COURTYARD SETTING, PROFESSIONAL MGT, INGROUND POOL STEPS FROM THIS UNIT AND ONE-CAR PARKING...COMMON LAUNDRY...24 HR NOTICE PLEASE!!!

Tax Information

Pin #: **2101986048**
Assessment: **\$195,700**
Taxes: **\$626** Tax Year: **2007**
Book: **35437** Page: **201**
Cert:
Zoning Code: **RES1**
Map: Block: Lot:

Listing Information

Directions: **OFF 1670 BLOCK COMM AVE**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Call List Office, Accompanied Showings, Appointment Req'd**

Showing: Facilitator: **Call List Office, Accompanied Showings, Appointment Req'd**

Special Showing Instructions: **UNIT OWNER-OCCUPIED..MINIMUM 24 HR NOTICE MANDATORY**

Listing Agreement Type: **ER w/Var.Rate Comm.**

Listing Office: **At Home Realty, Inc. (617) 738-1820**

Sale Office: **Premier Properties (508) 697-6100**

Seller Concessions at Closing:

Original Price: **\$239,900**

Sub-Agent Comp.: **Not Offered**

Buyer Agent Comp.: **2**

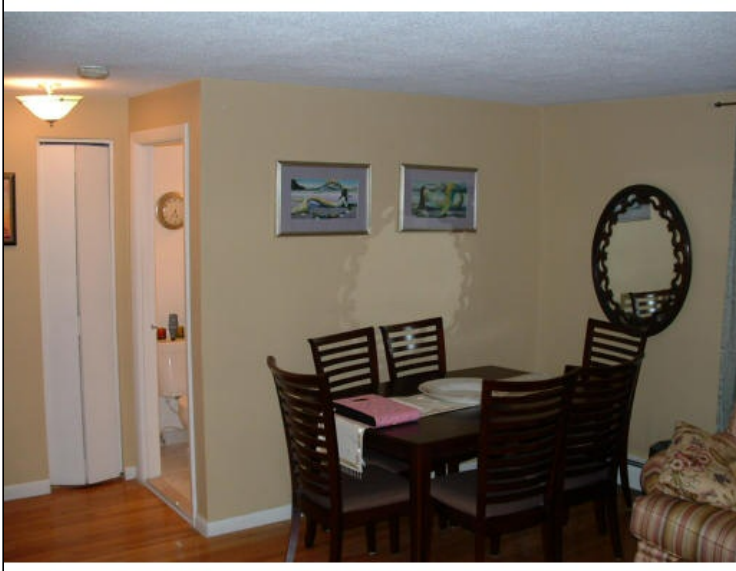
Facilitator Comp.: **2**

Entry Only: **No**

Listing Agent: **David Sugarman (781) 864-2337**

Sale Agent: **Martin Brackman (508) 941-3233**

Financing: **Conv. Fixed**





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